



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD14-04
APPLICANT: Chad & Helen Bartlett
DATE: February 13, 2014
LOCATION: 2101 West Boyd Street
TO: Interested Neighbors
WARD: 2
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Proposed School/Church

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider Special Use for a School/Church. This property is currently zoned R-1, Single Family Dwelling District, and rezoning will not be required.

Please join us for a Pre-Development discussion of this proposal on Thursday, February 27, 2014 from 5:30 p.m. until 6:00 p.m. The meeting will be held in Conference Room D of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

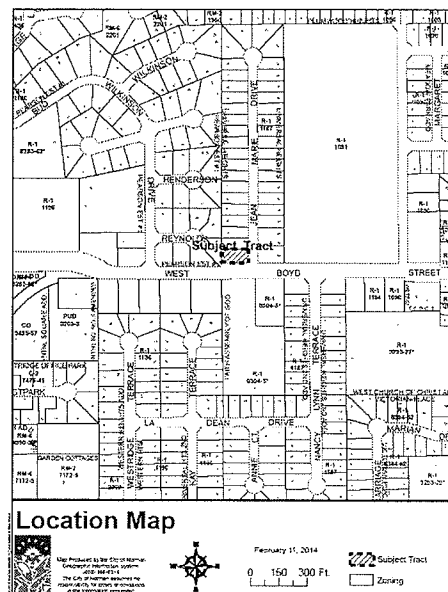
This applicant has filed a concurrent application for Planning Commission consideration of this project at their March 13, 2014 meeting. You will also be receiving notice of that meeting in the near future.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns prior to the public hearing process. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, Sean Rieger, (405) 329-6070 or 226-8079 any time. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP



Case Number PD 14-04

**Application for a
NORMAN PRE-DEVELOPMENT INFORMATION MEETING**

Name of Applicant/Land Owner: CHAD AND HELEN BARTLETT

Address: c/o Atty for Applicant, Sean Rieger
136 Thompson Drive, Norman, OK 73069

Name and phone number of contact person(s): Atty Sean Rieger, 329-6070 wk, 226-8079 cell

Best time to call: Anytime

A proposal for development on a parcel of land, generally located:

- 2101 West Boyd Street, Norman, OK.

And containing approximately, roughly 0.25 gross acres total, will be brought forward to the Planning Commission and City Council for consideration within the next few months.

This proposed development will necessitate (check all that apply):

☐ 2025 Plan Amendment – Growth Boundary ☐ Land Use ☐ Transportation ☐

☐ Rezoning – To what district(s):

XX Special use – For: A Monday through Friday Christian Pre-Kindergarten School offering Pre-K similarly as ordinarily given in public schools and having no rooms regularly used for housing and sleeping; and a small meeting space for small church groups.

☐ Preliminary Plat

☐ Norman Rural Certificate of Survey (COS)

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres of each use):

A Monday through Friday Christian Pre-Kindergarten School on the 0.25 acre site with the existing house structure. The program will offer Pre-K similarly as ordinarily given in public schools and having no rooms regularly used for housing and sleeping.

FOR PLANNING OFFICE USE ONLY

Deed or Legal Description ☒

Written description of project ☒

Radius Map ☒

Preliminary Development Map ☒

Certified Ownership List ☒

Filing Fee \$125 ☒

Current Zoning: R-1 Single Family District

Current Plan Designation: Low Density Residential

*2-10-14
2:30 p.m.
mt
Concurred*

SEAN PAUL RIEGER
ATTORNEY AT LAW • ARCHITECT
S.P. RIEGER PLLC
136 THOMPSON DRIVE
NORMAN, OKLAHOMA 73069-5245
E-MAIL: SP@RIEGERLLC.COM

TELEPHONE: 405.329.6070

FACSIMILE: 405.329.7103

10 February 2014

City of Norman
Planning Department
201 West Gray
Norman, OK 73069

RE: Pre-Development Written Description of Project

Dear City of Norman,

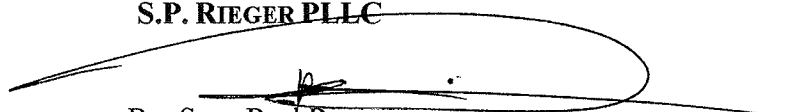
I represent the Owners in the attached Application for a Pre-Development Information Meeting. We are preparing to submit the Property at 2101 West Boyd Street for a Special Use Permit to operate a Monday through Friday Christian Pre-Kindergarten School offering Pre-K similar to that as ordinarily given in public schools.

This Go Kids Pre-K program currently operates out of the Go Church facility directly across the street on the south side of Boyd Street. This application for Special Use will enable Go Church to move the existing Pre-K program to this existing house at 2101 West Boyd, which is in far better condition than the house the program currently operates in on the Go Church site. There are no changes planned in the operations of the program upon a move to this location. In addition, this property would become a place for small church group meetings in the evenings and on Sundays, in affiliation with the Go Church main site across the street on south side of Boyd.

No changes to the site are planned, except for expanding the existing driveway on Boyd into a small circle drive so that vehicles may come and go from Boyd without backing into the street. This is similar to what has been done on a number of house parcels along Boyd between this site and the University, as the circle drives help to eliminate backing into the street. The property is already platted and zoned R-1 Single Family District, which allows for these proposed uses through a Special Use, without any zoning change, and thus we can keep the zoning as the existing R-1.

We respectfully request your support for this Special Use Permit. Please let me know if you have any questions. We thank you for your consideration. Respectfully and best wishes,

Very Truly Yours,
S.P. RIEGER PLLC


By: Sean Paul Rieger
Attorney at Law ▪ Architect ▪ Broker

